

विकास योजना, राजापूर (सु)(१९९९-२०२४)  
जि. रत्नागिरी.

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम,  
१९६६ चे कलम -३१ अनुसार प्रारूप विकास  
योजना मंजूर करणेबाबत आणि काही भाग  
पुनर्प्रसिध्द करणेबाबत

महाराष्ट्र शासन

नगर विकास विभाग

शासन निर्णय क्रमांक-टीपीएस-१८०५/२५४१/प्र.क्र.३२४/०५/नवि-१२

मंत्रालय, मुंबई- ४०० ०३२.

दिनांक :- १४ जुलै २००६.

पाहा :- १) राजापूर नगरपरीषद यांचे पत्र क्र.साप्र-१/१०५/२००३-२००४ दिनांक १६.१.२००४

२) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचे पत्र क्र.वियो-राजापूर (सु)/तांछाअ/कलम ३०/  
टीपीव्ही-३/९०४६, दिनांक २४.११.२००५.

शासन निर्णय :- सोबतची शासकीय नोटीस महाराष्ट्र शासनाच्या असाधारण राजपत्रात  
प्रसिध्द करावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

(सुधाकर नांगनुरे)

महाराष्ट्र शासनाचे उपसचिव

प्रति,

१) विभागीय आयुक्त, कोकण विभाग, कोकण भवन, नवि-मुंबई.

२) संचालक नगर रचना महाराष्ट्र राज्य-पुणे.

३) उपसंचालक नगर रचना, कोकण विभाग, कोकण भवन, नवि-मुंबई.

४) जिल्हाधिकारी, रत्नागिरी

५) नगर रचनाकार, रत्नागिरी.

६) मुख्याधिकारी, राजापूर नगरपरीषद, जिल्हा-रत्नागिरी.

७) व्यवस्थापक शासकीय मध्यवर्ती मुद्रणालय, चर्नीरोड, मुंबई.

(त्यांना विनंती की, सोबत पाठविलेली अधिसूचना महाराष्ट्र शासन राजपत्राच्या कोकण  
विभागीय पुरवणी मध्ये प्रसिध्द करून त्यांच्या २५ प्रती या विभागास व प्रत्येकी १० प्रती संचालक, नगर  
रचना, महाराष्ट्र राज्य, पुणे, व मुख्याधिकारी राजापूर नगरपरीषद यांना पाठवाव्यात.

✓ ८) कक्ष अधिकारी (नवि-२९), नगर विकास विभाग, मंत्रालय, मुंबई.

त्यांना विनंती करण्यात येते की, सदरहू सूचना शासनाच्या वेबसाईटरवर प्रसिध्द करावी.

**GOVERNMENT OF MAHARASHTRA**  
**Urban Development Department**  
**Mantralaya, Mumbai-400 032.**  
**Date : 14<sup>th</sup> July, 2006**

**NOTIFICATION**

**Maharashtra  
Regional and Town  
Planning Act 1966**

No. TPS 1805/2541/CR-324/05/UD-12.

Whereas, the Development Plan of Rajapur has been sanctioned by the Government vide Notification No. TPS 1506/202/UD-5 dated 4/8/76 and came into force w.e.f. 7.10.1976 for the area within the jurisdiction of Rajapur Municipal Council;

And whereas, the Rajapur Municipal Council by its Resolution No. 7, dated 21.11.1997 made a declaration, under section 38 read with Section 23 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to as "the said Act") of its intention to prepare a revised Development Plan for the area within its jurisdiction and a notice to that effect has been published at Page No. 2492 in the Maharashtra Government Gazette, Konkan Division supplement Part II, dated 18.12.1997;

And whereas, the said Municipal Council after carrying out survey of the lands within its jurisdiction as required under section 25 of the said Act, prepared the draft Development Plan of Rajapur (Revised) (hereinafter referred to as "the said Revised Development Plan ") and published the same on 18.5.1999 and published a notice to that effect in the Maharashtra Government Gazette, Part II, dated 18.1.2001 on Page No. 151 in accordance with the provisions of sub-Section (1) of Section 26 of the said Act:

And whereas, the said Municipal Council after considering the suggestions/objections received by it from the public, modified the said draft Revised Development Plan in accordance with the provisions of Section 28 of the said Act and submitted the said draft Revised Development Plan to the State Government on 16<sup>th</sup> January, 2004 for sanction under sub-Section (1) of Section 30 of the said Act;

And whereas, it was necessary to publish the modifications made in the draft Revised Development Plan, prior to its submission to the Government by the said Planning Authority for public information for a period of 1 month as per the provisions under section 28(4) of the said Act. But the said Planning Authority has failed to publish the same for information of public;

And whereas, a notice to that effect under Section 28(4) for draft Revised Development Plan of Rajapur, was published

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by the Government vide Resolution No. TPS/1804/2004/CR-317/04/UD-12. dated 28.1.2005 for the information of public, which has appeared in the Government Gazette on 10.2.2005;

And whereas, the Government of Maharashtra, under Urban Development Department, Notification No.TPV-1086/3791/CR-103/87/UD-17, dated 5.1.1987 has delegated to the Director of Town Planning, Maharashtra State, Pune, the powers exercisable by it, under the provisions of Section 30 of the said Act in respect of Development Plan of B & C Class Municipal Councils and Development Plans undertaken by Zilla Parishad;

And whereas, Rajapur Municipal Council is a C class Municipal Council;

And whereas, in exercise of the powers conferred under Section 30 (1) of the said Act, the Director of Town Planning, Maharashtra State, Pune vide order No. 5170, dated 30.7.2003 has extended the period for submitting the draft Revised Development Plan from 19.1. 2003 for further period up to and inclusive of 18.1.2004;

And whereas, according to Section 31(1) of the said Act, it is necessary to sanction the draft Development Plan not later than 1 year from the date of receipt of such plan from the Planning Authority i.e. Rajapur Municipal Council;

And whereas, in accordance with sub-Section (1) of Section 31 of the said Act, the State Government after examining the proposals of the said draft Revised Development Plan and after consulting the Director of Town Planning, Maharashtra State, Pune has decided to sanction the said Revised Development Plan subject to some modifications as shown in schedule I including draft Development Control Regulations; and excluding certain parts in which substantial changes have been proposed to be made at the Government level as shown in schedule -II;

And whereas, the modifications proposed to be made by the Government being substantial in nature require republication under Section 31 of the said Act, which are shown on the draft Revised Development Plan, verged in Green colour and marked as excluded parts EP-1 to EP- 20 (hereinafter referred to as " the said excluded parts, schedule -II ");

Now, therefore, in exercise of the powers conferred by sub-Section (1) of Section 31 of the said Act and all other powers enabling it in this behalf, the Government of Maharashtra hereby: -

- (a) accords its sanction to the said draft Revised Development Plan including draft Development Control Regulations submitted to it by the said Municipal Council (excluding the said excluded Parts as shown distinctly in

Green verge and numbered as EP-1, EP-2, etc....on the said draft Revised Development Plan and as mentioned in Schedule -II, (Schedule of Proposed Modifications annexed hereto) subject to the modifications mentioned in the Schedule of Sanctioned Modifications, Schedule -I appended hereto,

- (b) extends the period of sanctioning the said draft Development Plan (Revised) including the Development Control Regulations up to and inclusive of 14<sup>th</sup> July, 2006.
- (c) fixes 1<sup>st</sup> September, 2006 to be the date on which the **FINAL DEVELOPMENT PLAN OF RAJAPUR (FIRST REVISED) (1999-2024) including Development Control Regulations** as sanctioned by the Government with modifications shown in schedule-I (excluding the said excluded parts of the draft Revised Development Plan as prescribed in schedule -II) shall come into force,

**Notes:** (i) Copies of Plan of the **FINAL DEVELOPMENT PLAN OF RAJAPUR (FIRST REVISED) (1999-2024)** including the Development Control Regulations (excluding the said Excluded Parts of the said Revised Development Plan) as sanctioned by the State Government of Maharashtra with modifications (schedule -I) shown in **Orange verge** shall be kept open for inspection by the public for a period of one year in the office of Municipal Council during office hours on all working days.

(ii) Areas of reserved sites mentioned in the report of the Development Plan are approximate and are subject to actual measurement on site as per boundaries shown on the final Development Plan.

(iii) Drafting errors which are required genuinely to be corrected as per actual situation on site as per survey records, sanctioned layouts etc. shall be corrected by the Chief Officer, Municipal Council, Rajapur after due verification and with prior approval of the Director of Town Planning, Maharashtra State, Pune.

(iv) Where compulsory open spaces in sanctioned layouts are shown in **Green wash** on the final Development Plan and if those layouts are proposed to be revised in future, the said compulsory open spaces shown on the Development Plan should be considered as "Residential Zone".

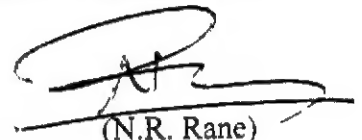
(v) The reservations, which have not appeared either in the Schedule of Sanctioned Modifications (Schedule -I) or in the Schedule of Proposed Modifications of substantial nature (Schedule -II) are hereby, sanctioned for the respective purposes as designated in the final Revised Development Plan.

(vi) All buildings/development on lands and/or reservations etc. in the **Rajapur Municipal Council** area along the river within LFL & HFL, shall have 2.40 mt. high stilt and such stilt shall be used for parking purpose only.

(vii) The private or rental premises designated in Public-Semi public Zone in the final Development Plan will continue to be in that zone as long as the Public-Semi public User exists, otherwise these lands shall be considered to be included in the adjoining major user zone.

(viii) This Notification is also available on the web site of the Government at [www.urban.maharashtra.gov.in](http://www.urban.maharashtra.gov.in).

By order and in the name of Governor of Maharashtra,

  
(N.R. Rane)  
Desk Officer

**FINAL DEVELOPMENT PLAN OF RAJAPUR (FIRST REVISED) (1999-2024)**  
(Accompaniment to the Government Notification No.TPS 1805/2541/CR-324/05/  
UD-12 dated 14<sup>th</sup> July, 2006)

**SCHEDULE I**  
**SCHEDULE OF SANCTIONED MODIFICATIONS**

**Plan 'A' Inner**

| Sr. No. | Modifi-cation No. | Site No./ Survey No./ Zone/ Land details | Proposals as per the draft Development Plan published under Section 26 of the Act | Proposals as per the draft Development Plan submitted to the Govt. under Section 30 of the Act | Decision of the Government under Section 31 of the Act                   |
|---------|-------------------|--|---|--|--|
| 1       | 2                 | 3  | 4   | 5  | 6  |
| 1       | M-1               | S.No.63                                  | Public-Semipublic Zone  | Deleted from Public-Semipublic Zone and included in Residential Zone.                          | Sanctioned as per the plan submitted to the Government under Section 30. |
| 2       | M-2               | Site No.6                                | Park  | Redesignated as Park & Play Ground   | Sanctioned as per the plan submitted under Section 30.                   |

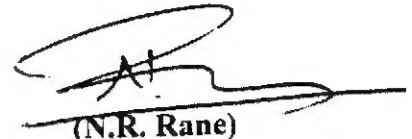
**Plan 'B' Outer**

| Sr. No. | Modifi-cation No. | Site No./ Survey No./ Zone/ Land details | Proposals as per the draft Develop-ment Plan published under Section 26 of the Act | Proposals as per the draft Development Plan submitted to the Govt. under Section 30 of the Act   | Decision of the Government under Section 31 of the Act               |
|---------|-------------------|--|--|--|--|
| 1       | 2                 | 3  | 4  | 5  | 6  |
| 1       | M-1               | S.No.49 (pt)                             | Public-Semipublic Zone   | Some portion is partly deleted from Public-Semipublic Zone and included in Residential Zone (Dr.Ambedkar Smarak is excluded from Public-Semipublic Zone) as shown on the plan. | Sanctioned as per the plan submitted to Government under Section 30. |
| 2       | M-2               | S.No.41, Hissa No. 16 & S.No. 38         | Public-Semipublic Zone   | Deleted from Public-Semipublic Zone and included in Residential Zone   | Sanctioned as per the plan submitted to Government under Section 30. |
| 3       | M-3               | S.No.25 (pt) 337 (pt), Dhopeswara        | Road alignment of proposed 9m wide road  | Road alignment is shifted towards South as shown on the plan and land so released from   | Sanctioned as per the plan submitted to Government under Section 30. |

|    |      |                                   |  |  |  |
|----|------|-----------------------------------|--|--|--|
|    |      | r                                 |  | road alignment passing through S.No.337 (pt) is included in Residential Zone.  |  |
| 4  | M-4  | Site No.10                        | Maharashtra Jeevan Pradhikaran           | Designation is changed from Maharashtra Jeevan Pradhikaran to Police Department.   | Sanctioned as per the plan submitted to Government under Section 30. |
| 5  | M-5  | Site No.11                        | Agricultural Produce Marketing Committee | Eastern side of the reservation shall be designated as Maharashtra Jeevan Pradhikaran & remaining land is reserved for Taluka Inspector of Land Records. | Sanctioned as per the plan submitted to Government under Section 30. |
| 6  | M-6  | Site No.22                        | Shopping Centre                          | Designation is changed from Shopping Centre to Shopping Centre & Multipurpose Hall   | Sanctioned as per the plan submitted to Government under Section 30. |
| 7  | M-7  | Site No.23                        | Police Department                        | Redesignated as Municipal Market and southern strip of land is included in Residential Zone as shown on the plan.  | Sanctioned as per the plan submitted to Government under Section 30. |
| 8  | M-8  | Site No.26                        | Municipal Water Tank & Shopping.         | Designation changed to Municipal Water Tank & Shopping Centre.   | Sanctioned as per the plan submitted to Government under Section 30. |
| 9  | M-9  | Site No.50                        | Municipal Gymnasium                      | Designation is changed from Municipal Gymnasium to Garden.   | Sanctioned as per the plan submitted to Government under Section 30. |
| 10 | M-10 | Site No.55                        | Picnic Point                             | Designation is changed from Picnic Point to Picnic Centre.   | Sanctioned as per the plan submitted to Government under Section 30. |
| 11 | M-11 | S.No.35B, 37, Hissa No.4, Rajapur | Agricultural Zone                        | Deleted and included in Residential Zone.  | Sanctioned as per the plan submitted to Government under Section 30. |
| 12 | M-12 | Existing Guravwadi lane           | Existing Guravwadi lane                  | Existing Guravwadi lane is reserved as D.P.Road.   | Sanctioned as per the plan submitted to Government under Section 30. |

|    |   |                    |  |                    |                      |
|----|---|--------------------|--|--------------------|----------------------|
| 13 | - | D C<br>Regulations | DCR/<br>Transferable<br>Development<br>Rights<br>Page no.107<br>to 112 | Same as section 26 | Provision is deleted |
|----|---|--------------------|--|--------------------|----------------------|

By order and in the name of the Governor of Maharashtra,

  
(N.R. Rane)  
Desk Officer.



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**GOVERNMENT OF MAHARASHTRA  
URBAN DEVELOPMENT DEPARTMENT**

Mantralaya, Mumbai-400 032.

Dated:- 14<sup>th</sup> July, 2006.

**NOTICE**

**Maharashtra  
Regional & Town  
Planning Act, 1966**

No. TPS 1805/2541/CR-324/05/UD-12: Whereas, the Development Plan of Rajapur has been sanctioned by the Government vide Notification No. TPS 1506/202/UD-5 dated 4/8/76 and came into force w.e.f. 7.10.1976 for the area within the jurisdiction of Rajapur Municipal Council;

And whereas, the Rajapur Municipal Council by its Resolution No.7, dated 21st, November, 1997 made a declaration, under section 38 read with Section 23 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to as "the said Act") of its intention to prepare a revised Development Plan for the area within its jurisdiction and a notice to that effect has been published at Page No.2492 in the Maharashtra Government Gazette, Konkan Division supplement, Part II, dated 18th December, 1997;

And whereas, the said Municipal Council after carrying out survey of the lands within its jurisdiction as required under Section 25 of the said Act, prepared the draft Development Plan of Rajapur (Revised) (hereinafter referred to as "the said Revised Development Plan ") and published the same on 18<sup>th</sup> May 1999 and published a notice to that effect in the Maharashtra Government Gazette, Part II, dated 18<sup>th</sup> January, 2001 on Page No. 151 in accordance with the provisions of sub-Section (1) of Section 26 of the said Act:

And whereas, the said Municipal Council after considering the suggestions/ objections received by it from the public, modified the said draft Revised Development Plan in accordance with the provisions of Section 28 of the said Act and submitted the said draft Revised Development Plan to the State Government on 16<sup>th</sup> January, 2004 for sanction under sub-Section (1) of Section 30 of the said Act;

And whereas, the Government of Maharashtra after making necessary inquiries and after consulting the Director of Town Planning, Maharashtra State, Pune has sanctioned the said **REVISED DEVELOPMENT PLAN OF RAJAPUR** (1999-2024) dated 14<sup>th</sup> July, 2006 vide Govt. Notification No. TPS 1805/2541/CR-324/05/UD-12 subject to the modifications as per Schedule I and proposes to make certain modifications which are of a substantial nature, in the said Development Plan as mentioned in the Schedule II

appended hereto;

And whereas, the modifications proposed to be made by the Government being substantial in nature as per schedule -II require republication under Section 31 of the said Act, which are shown on the draft Revised Development Plan, verged in Green colour and marked as excluded parts EP-1 to EP-20 (hereinafter referred to as " the said excluded parts,);

Now, therefore, in exercise of the powers conferred by sub-Section (1) of Section 31 of the said Act and all the other powers enabling it in that behalf, the Government of Maharashtra hereby,

(a) gives notice inviting suggestions and/or objections from any person in respect of the proposed modifications as mentioned in Schedule II appended hereto within a period of 60 (Sixty) days from the date of publication of this notice in the Maharashtra Government Gazette,

(b) appoints the Deputy Director of Town Planning, Konkan Division, Konkan Bhavan, Third Floor, Navi Mumbai-400 614 as the Officer under Section 31(2) of the said Act, to whom the suggestions or objections referred to (a) above shall be addressed and submitted, to hear all the persons who will file suggestions and/or objections within the stipulated period, and directs the said Officer to submit his/her report thereon to the Government,

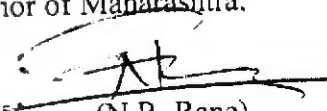
(c) directs that the said draft Development Plan showing proposed substantial modifications as per Schedule II as Excluded Parts EP-1 to EP- 20 shall be kept open for inspection by the general public, during office hours on all working days in the offices of the :-

- 1) Chief Officer, Municipal Council, Rajapur, District Ratnagiri.
- 2) Deputy Director of Town Planning, Konkan Division, Konkan Bhavan, Mumbai- 400 614.
- 3) Town Planner, Ratnagiri.

Note: - 1) All suggestions and/or objections which may be received by the Deputy Director of Town Planning, Konkan Division, Konkan Bhavan, Navi Mumbai-400 614 within the aforesaid period will be duly considered by the Government while sanctioning, the modifications

2) This Notice is also available on the web site of the Government at [www.urban.maharashtra.gov.in](http://www.urban.maharashtra.gov.in).

By order and in the name of the Governor of Maharashtra.

  
(N.R. Rane)  
Desk Officer.